

035.A

0002

0031.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

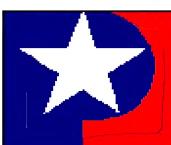
626,000 / 626,000

USE VALUE:

626,000 / 626,000

ASSESSED:

626,000 / 626,000


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
48		HILTON ST, ARLINGTON

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102		0.000	626,000			626,000		210558
								GIS Ref
								GIS Ref
								Insp Date
								09/25/18
								!14424!

OWNERSHIP

Unit #: 2

Owner 1: CLEETUS RACHEL

Owner 2: WILLEMS HERMAN J

Owner 3:

Street 1: 151 RIDGE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: TOKARCIK EDWARD -

Owner 2: -

Street 1: 48 HILTON ST UNIT 2

Twn/City: Arlington

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1922, having primarily Wood Shingle Exterior and 1009 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

</div

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																	
Type: 99	- Condo Conv			Full Bath: 2	Rating: Very Good			<div style="border: 1px solid black; height: 100px; width: 100%;"></div>																					
Sty Ht: 2A	- 2 Sty +Attic			A Bath:	Rating:																								
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																								
Foundation: 2	- Conc. Block			A 3QBth:	Rating:																								
Frame: 1	- Wood			1/2 Bath:	Rating:																								
Prime Wall: 1	- Wood Shingle			A HBth:	Rating:																								
Sec Wall:				OthrFix:	Rating:																								
Roof Struct: 1	- Gable			<div style="border: 1px solid black; height: 100px; width: 100%;"></div>																									
Roof Cover: 1	- Asphalt Shgl											Kits: 1	Rating: Very Good																
Color: BEIGE												A Kits:	Rating:																
View / Desir: N	- NONE											Frpl:	Rating:																
GENERAL INFORMATION												WSFlue:	Rating:																
Grade: C+ - Average (+)												<div style="border: 1px solid black; height: 100px; width: 100%;"></div>																	
Year Blt: 1922	Eff Yr Blt:																			Location:									
Alt LUC:	Alt %:																			Total Units:									
Jurisdct: G11	Fact: .			Floor: M	- Multi-Level																								
Const Mod:				% Own:	50.00000000																								
Lump Sum Adj:				Name:																									
INTERIOR INFORMATION				<div style="border: 1px solid black; height: 100px; width: 100%;"></div>																									
Avg Ht/FL: STD																				Phys Cond: VG	- Very Good			4.6	%				
Prim Int Wal: 2	- Plaster											Functional:																	
Sec Int Wall:												Economic:																	
Partition: T	- Typical											Special:																	
Prim Floors: 3	- Hardwood											Override:																	
Sec Floors:												Total:	4.6																
Bsmt Flr: 12	- Concrete											<div style="border: 1px solid black; height: 100px; width: 100%;"></div>																	
Subfloor:				Basic \$ / SQ:	305.00																								
Bsmt Gar:				Size Adj.:	1.35000002																								
Electric: 3	- Typical			Const Adj.:	0.980000199																								
Insulation: 2	- Typical			Adj \$ / SQ:	403.516																								
Int vs Ext: S				Other Features:	90000																								
Heat Fuel: 1	- Oil			Grade Factor:	1.10																								
Heat Type: 5	- Steam			NBHD Inf:	1.20000005																								
# Heat Sys: 1				NBHD Mod:																									
% Heated: 100				LUC Factor:	1.00																								
Solar HW: NO	Central Vac: NO			Adj Total:	656235																								
% Com Wal	% Sprinkled			Depreciation:	30187																								
				Depreciated Total:	626048																								
MOBILE HOME				Make:				Model:				Serial #:				Year:													
SPEC FEATURES/YARD ITEMS												PARCEL ID				035.A-0002-0031.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value											
More: N				Total Yard Items:				Total Special Features:								Total:													

